

## MEMORANDUM

To: Jesse Hannahs, PE, City of Marysville  
From: Brad Lincoln, PE  
Project: James G Murphy Auctioneers  
Subject: Traffic Analysis  
Date: October 5, 2022



Kimley-Horn and Associates, Inc. has been retained to provide a traffic analysis for the James G Murphy Auctioneers development. The site is located in the northeast corner of 136<sup>th</sup> Street NE at Smokey Point Boulevard. A site vicinity map is included in Figure 1.



**Figure 1: Site Vicinity Map**

The James G Murphy Auctioneers development is proposed to consist of approximately 5,132 square feet (SF) of office space with 63,290 square feet (SF) of warehouse space. The development is proposed to have a single access driveway to 136<sup>th</sup> Street NE that is to be maintained.

# 1. TRIP GENERATION

The trip generation calculations have been performed using developer provided data, the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11<sup>th</sup> Edition* (2021) does not have relevant land uses for the proposed use of the site, which is the storage of items for auction for preview and then for pickup. It is important to note that the auctions will all be virtual. The only use of the site will be by potential bidders to preview items before the auction and pick-up items won after the auction. There are anticipated to be an average of 160 visitors per day, equivalent to 20 visitors per hour, prior to the auction start for previewing items and an average of 80 visitors per day, equivalent to 10 visitors per hour, after the auction to retrieve items. There is approximately two weeks to preview items before the auction and two weeks to retrieve items after the auction. An average of 120 visitors per day and 15 visitors per hour has therefore been utilized for the trip generation calculations. It is assumed that 15 inbound and 15 outbound trips could be generated by visitors during the AM and PM peak-hours.

There are anticipated to be between 12 and 14 employees. An average of 13 employees has been utilized or the trip generation calculations. It has been assumed that the employees will generate approximately 3 daily trips per employee. This accounts for all employees arriving in the morning and leaving at night and some employees making additional trips during the day, such as lunch, doctor visits, etc. The trip generation of the James G Murphy Auctioneers development based on the anticipated employees and visitors is summarized in Table 1.

**Table 1: Trip Generation Summary – Proposed Use**

Trip Generator	Average Daily Trips			AM Peak-Hour Trips			PM Peak-Hour Trips		
	Inbound	Outbound	Total	Inbound	Outbound	Total	Inbound	Outbound	Total
Employees	20	20	40	13	0	13	0	13	13
Visitors	120	120	240	15	15	30	15	15	30
<b>Total</b>	<b>140</b>	<b>140</b>	<b>280</b>	<b>28</b>	<b>15</b>	<b>43</b>	<b>15</b>	<b>28</b>	<b>43</b>

The James G Murphy Auctioneers development is anticipated to generate approximately 280 new average daily trips with approximately 43 new AM peak-hour trips and 43 new PM peak-hour trips.

There is an existing manufacturing structure that is going to be converted to the needs of the proposed James G Murphy Auctioneers development. The existing use is 24,360 SF of manufacturing space. The trip generation is based on the average trip generation rates for ITE Land Use Code 140, Manufacturing. The trip generation of the existing manufacturing space is summarized in Table 2.

**Table 2: Trip Generation Summary – Existing Use**

Land Use	Size	Average Daily Trips	AM Peak-Hour Trips			PM Peak-Hour Trips		
			Inbound	Outbound	Total	Inbound	Outbound	Total
ITE LUC 140, Manufacturing	24,360 SF	116	13	4	17	6	12	18

The existing use results in a credit of 116 daily trips with approximately 17 AM peak-hour trips and 18 PM peak-hour trips.

The net new trip generation of the James G Murphy Auctioneers development is summarized in Table 3.

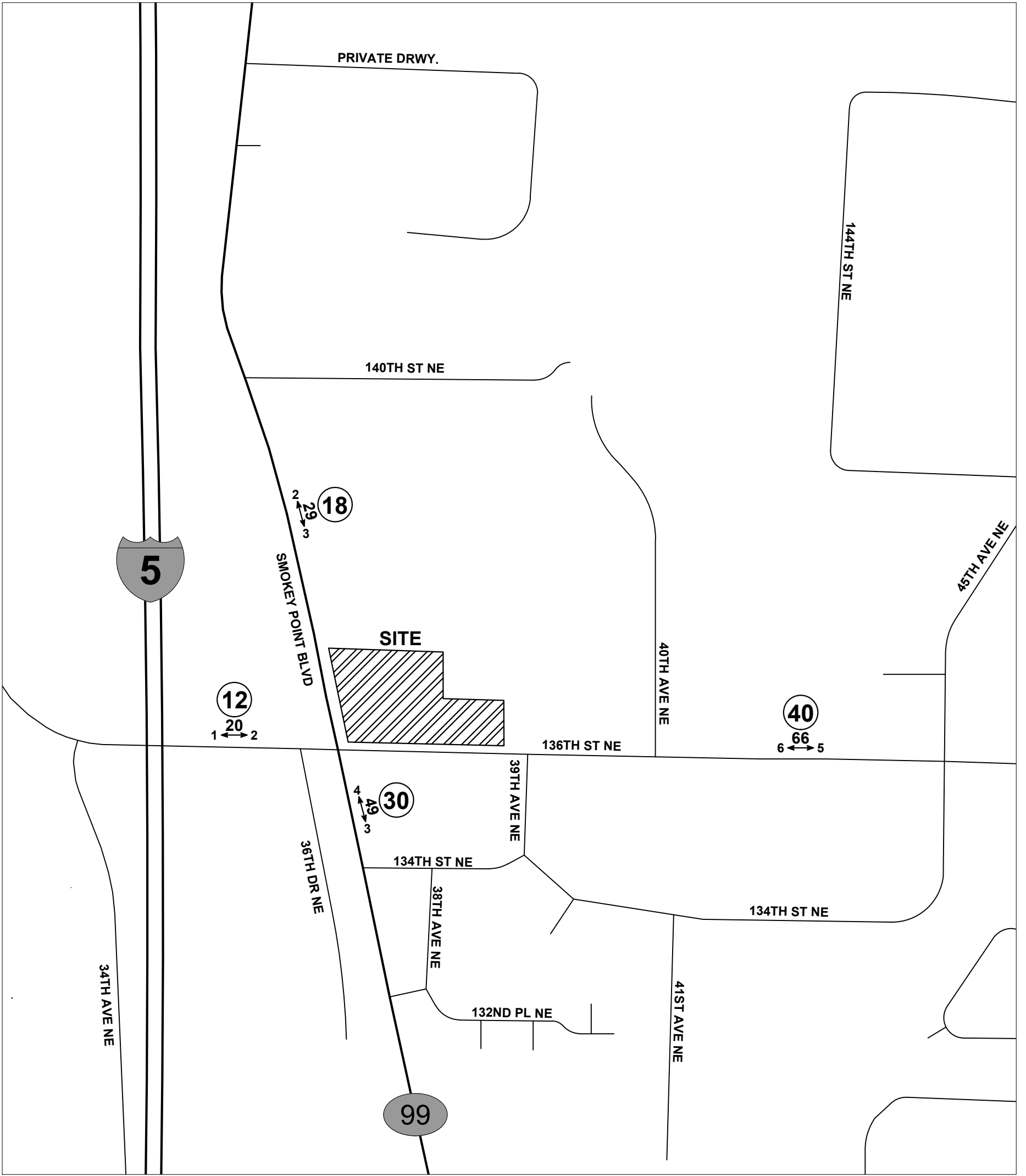
**Table 3: Net New Trip Generation Summary**

Trip Generator	Average Daily Trips			AM Peak-Hour Trips			PM Peak-Hour Trips		
	Inbound	Outbound	Total	Inbound	Outbound	Total	Inbound	Outbound	Total
Employees	20	20	40	13	0	13	0	13	13
Visitors	120	120	240	15	15	30	15	15	30
Manufacturing (Existing Use)	-58	-58	-116	-13	-4	-17	-6	-12	-18
<b>Total</b>	<b>82</b>	<b>82</b>	<b>164</b>	<b>15</b>	<b>11</b>	<b>26</b>	<b>9</b>	<b>16</b>	<b>25</b>

The James G Murphy Auctioneers development is anticipated to generate 164 net new average daily trips with 26 net new AM peak-hour trips and 25 net new PM peak-hour trips. The trip generation calculations are included in the attachments.

## 2. TRIP DISTRIBUTION

The trip distribution for the development is based on trip distributions provided by the City of Marysville for the 136<sup>th</sup> Street Industrial distributions. It is anticipated that 48% of the trips generated by the development will travel along Smokey Point Boulevard, eighteen percent to and from the north and thirty percent to and from the south. The remaining 52% of the trips generated by the development will travel along 136<sup>th</sup> Street NE, twelve percent west of Smokey Point Boulevard and forty percent east of the site. Detailed trip distributions for the AM and PM peak-hours are shown in Figure 2 and Figure 3, respectively.



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**JAMES G MURPHY  
AUCTIONEERS**

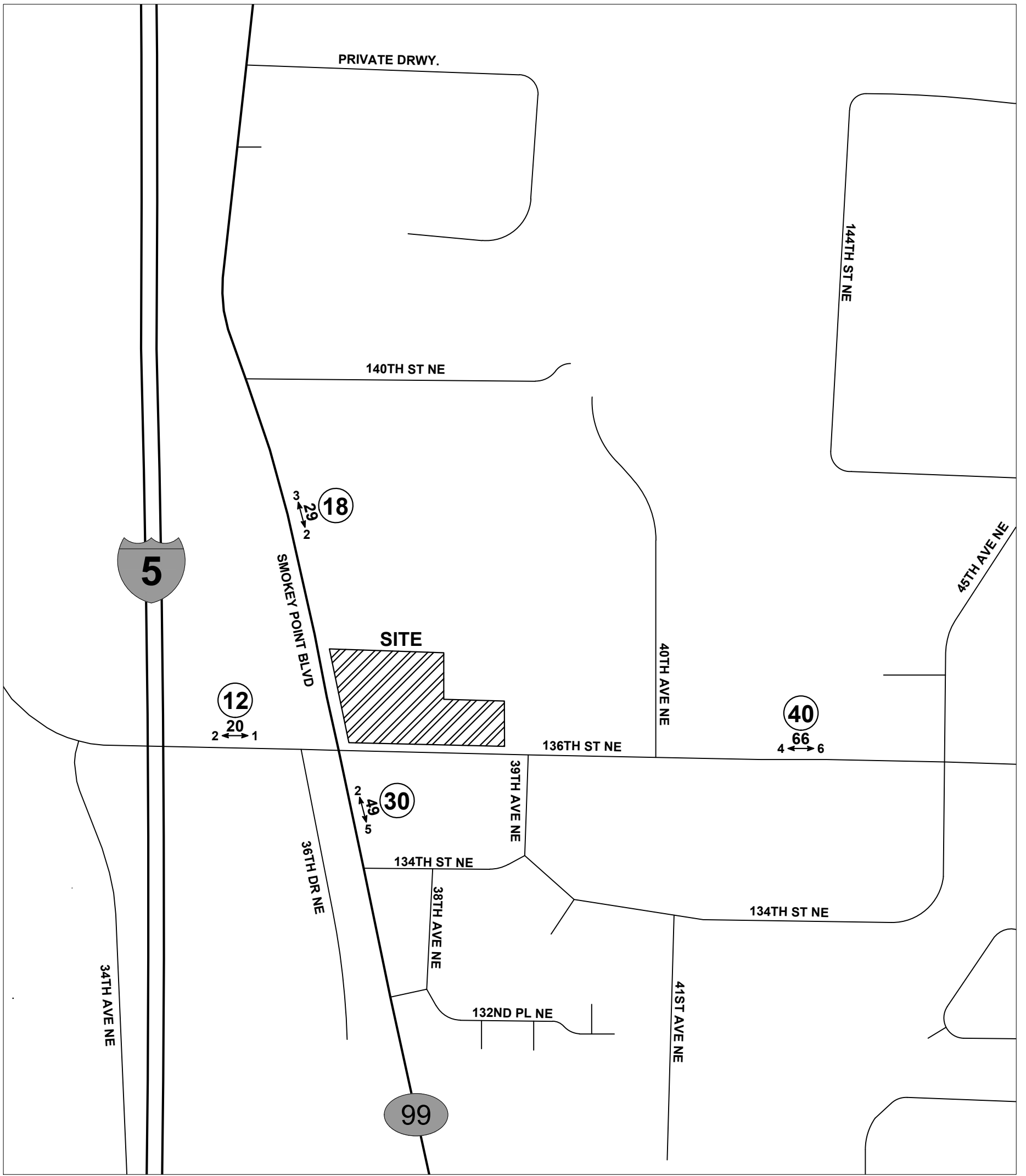
**CITY OF MARYSVILLE**

**LEGEND**

**AWDT** NEW DAILY TRAFFIC  
 AM ← → PEAK NEW PEAK-HOUR TRIPS

**(XX)** TRIP DISTRIBUTION %

**FIGURE 2**  
 DEVELOPMENT TRIP  
 DISTRIBUTION  
 AM PEAK-HOUR



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LEGEND

**AWDT** NEW DAILY TRAFFIC  
**PM ← → PEAK** NEW PEAK-HOUR TRIPS



TRIP DISTRIBUTION %

**FIGURE 3**  
 DEVELOPMENT TRIP  
 DISTRIBUTION  
 PM PEAK-HOUR

CITY OF MARYSVILLE

The interlocal agreement between the City of Marysville and Snohomish County requires detailed development trip turning movement data at Snohomish County key intersections impacted with three or more directional trips on an approach or departure. The trips generated by the James G Murphy Auctioneers development will impact one key intersection during the weekday AM and PM peak-hour. The turning movement volumes at the key intersections are shown in graphical form in the attachments.

### 3. ROADWAY IMPACTS

The major roadways in the site vicinity include Smokey Point Blvd and 136th Street NE. There are not any off-site public road intersections that will be impacted by 25 or more net new PM peak-hour trips. Intersection analysis has therefore not been performed as part of this report.

### 4. TRAFFIC MITIGATION FEES

The City of Marysville has an interlocal agreement with Snohomish County that provides for the payment of traffic mitigation fees to Snohomish County for City of Marysville developments. The City of Marysville also has an understanding with WSDOT for the payment of traffic mitigation fees.

#### 4.1 City of Marysville

The City of Marysville traffic mitigation fees have been calculated using the current rate of \$2,220 per net new PM peak hour trips. The James G Murphy Auctioneers development is proposed to generate 25 new PM peak hour trips, which results in a City of Marysville traffic mitigation fee of \$55,500.00.

#### 4.2 Snohomish County

The City of Marysville and Snohomish County have an interlocal agreement that provides for the payment of traffic mitigation for impacts to Snohomish County roadways by City of Marysville improvement projects. The trip distribution shows that there are not any improvements projects in the Snohomish County *Transportation Needs Report (TNR)* that will be impacted by 3 directional PM peak-hour trips generated by the James G Murphy Auctioneers development. Snohomish County traffic mitigation fees should therefore not be a condition of the James G Murphy Auctioneers development.

#### 4.3 Washington State Department of Transportation

There are not any WSDOT improvements in the site vicinity that are anticipated to be significantly impacted by new trips generated by the James G Murphy Auctioneers development. Payment of WSDOT traffic mitigation fees should therefore not be a condition of the James G Murphy Auctioneers development.



**Attachments**

James G Murphy Auctioneers  
090222337

**Trip Generation for: Weekday  
(a.k.a.): Average Weekday Daily Trips (AWDT)**

LAND USES	VARIABLE	ITE LU code	Gross Trips				Internal Crossover		IN BOTH DIRECTIONS			NET EXTERNAL TRIPS BY TYPE						
			Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	Trips In+Out (Total)	TOTAL	PASS-BY		NEW	PASS-BY		NEW			
										% IN	% OUT		In	Out		In	Out	
Manufacturing	-24.360 KSF	140	4.75	50%	50%	0%	0	-116	0	0	0	0	0	-116	0	0	-58	-58
<b>Total</b>							0	-116	-116	0	0	0	0	-116	0	0	-58	-58



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**Trip Generation for: Weekday, Peak Hour of Adjacent Street Traffic, One Hour between 7 and 9 AM  
(a.k.a.): Weekday AM Peak Hour**

LAND USES	VARIABLE	ITE LU code	Gross Trips				Internal Crossover		IN BOTH DIRECTIONS			NET EXTERNAL TRIPS BY TYPE						
			Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	Trips In+Out (Total)	TOTAL	PASS-BY	NEW	PASS-BY		NEW				
												In	Out	In+Out (Total)	% of Ext. Trips	In+Out (Total)	In	Out
Manufacturing	-24.360 KSF	140	0.68	76%	24%	-17	0%	0	-17	0	0	-17	0	0	0	0	-13	-4
<b>Total</b>						-17	0	0	-17	0	0	-17	0	0	0	0	-13	-4

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**Trip Generation for: Weekday, Peak Hour of Adjacent Street Traffic, One Hour between 4 and 6 PM  
(a.k.a.): Weekday PM Peak Hour**

LAND USES	VARIABLE	ITE LU code	Gross Trips				Internal Crossover		IN BOTH DIRECTIONS			NET EXTERNAL TRIPS BY TYPE				
			Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	Trips In+Out (Total)	TOTAL	PASS-BY	NEW	PASS-BY		NEW		
												In	Out	In+Out (Total)	% of Ext. Trips	In+Out (Total)
Manufacturing	-24.360 KSF	140	0.74	31%	69%	-18	0%	0	-18	0	0	-18	0	0	-6	-12
<b>Total</b>						-18	0	0	-18	0	0	-18	0	0	-6	-12